



CHICAGO PLAN COMMISSION – April 20th, 2023

Department of Planning and Development

Institutional Planned Development Application:

Michele Clark High School

5101 W. Harrison Street (29th Ward/Ald. Chris Taliaferro)

Applicant: Chicago Board of Education

4/20/2023

Project Description

The Applicant is proposing the following actions:

- **Expand the existing campus of Michele Clark High School** to include an adjacent vacant site for additional athletic facilities.
- **Rezone the project area from a RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and a M1-2 Limited Manufacturing/Business Park District to a B3-1 Community Shopping District and then to an Institutional Planned Development.**
- **Construct a new artificial turf football field, a 56-space parking lot, and a turf field with walking track.**

5101 W. Harrison St.

Project type: Proposed institutional planned development

Ward: 29th / Alderman Chris Taliaferro

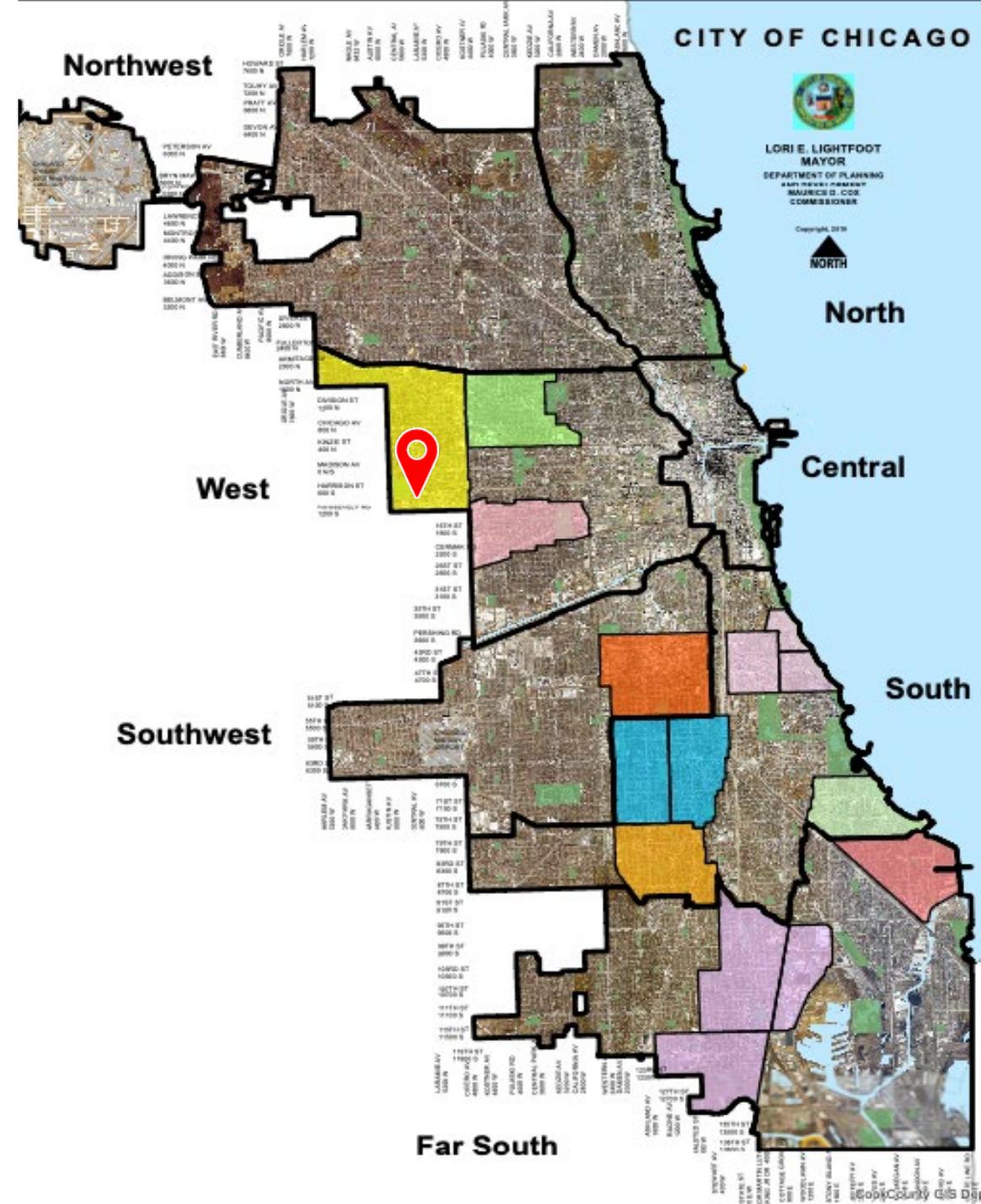
Planning region: West

Community area: Austin

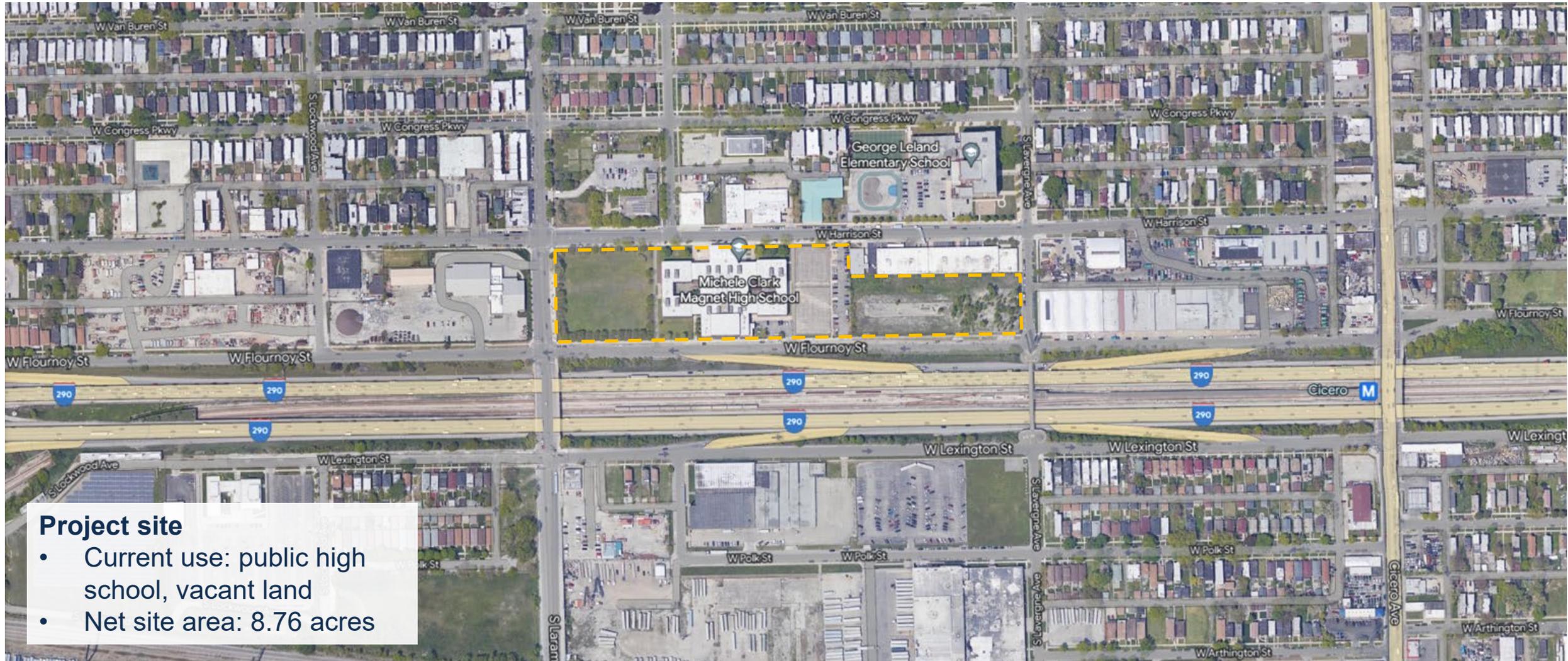
ISW corridor? No

Community demographics:

- 96,557 total population
- 40.8% residents age 20-49
- 32.7% age 50+
- 26.5 % age 19 and under
- 2.7 average household size
- \$33,515 median income



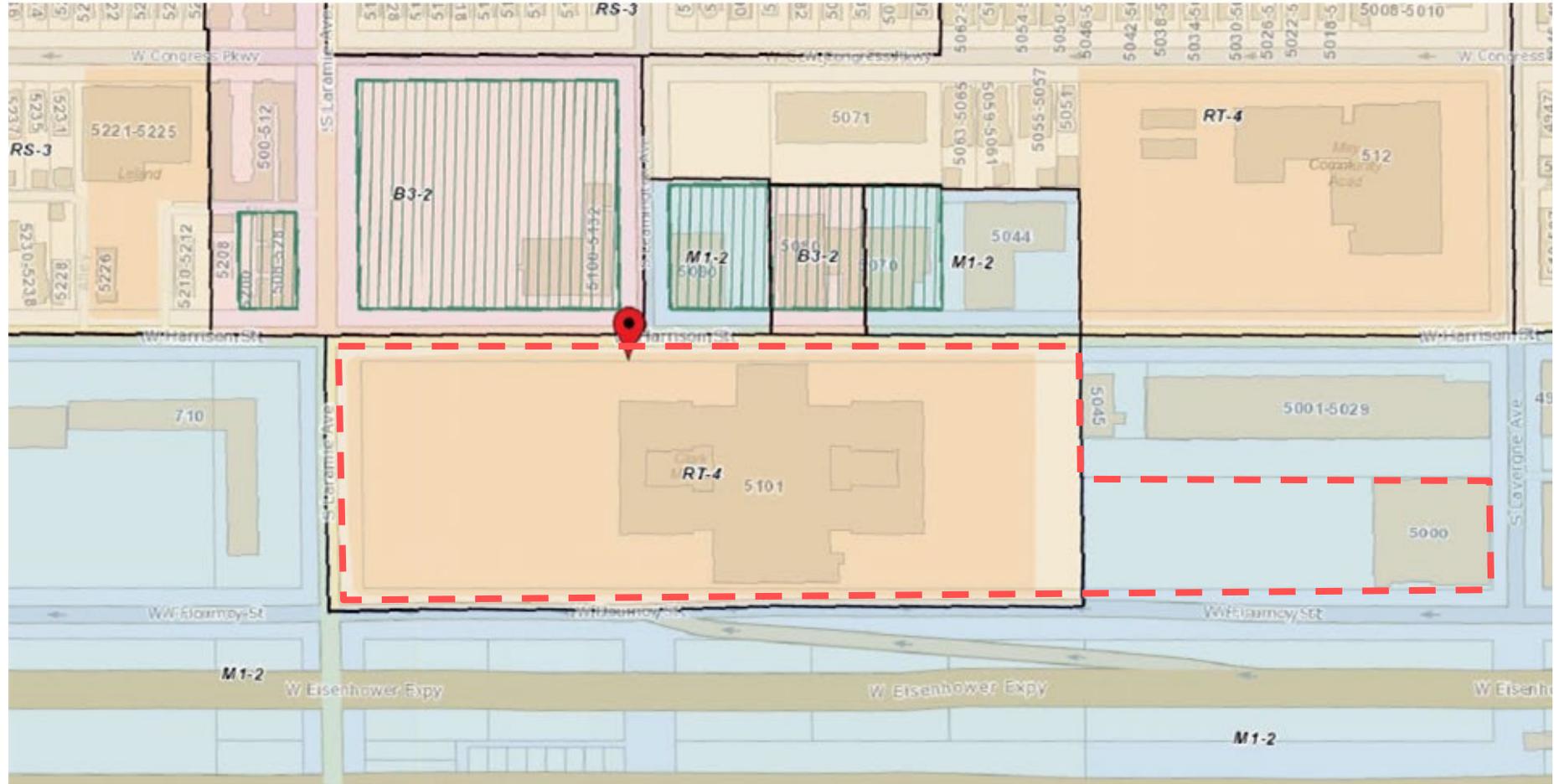
Location Map



Zoning Map

Existing zoning: RT-4, M1-2

Proposed rezoning: B3-1 to Institutional Planned Development



Context Plan

Michele Clark High School

- Constructed in 1971
- ~500 students
- 83 faculty and staff
- Existing two-story building
- Recently constructed tennis courts at Laramie



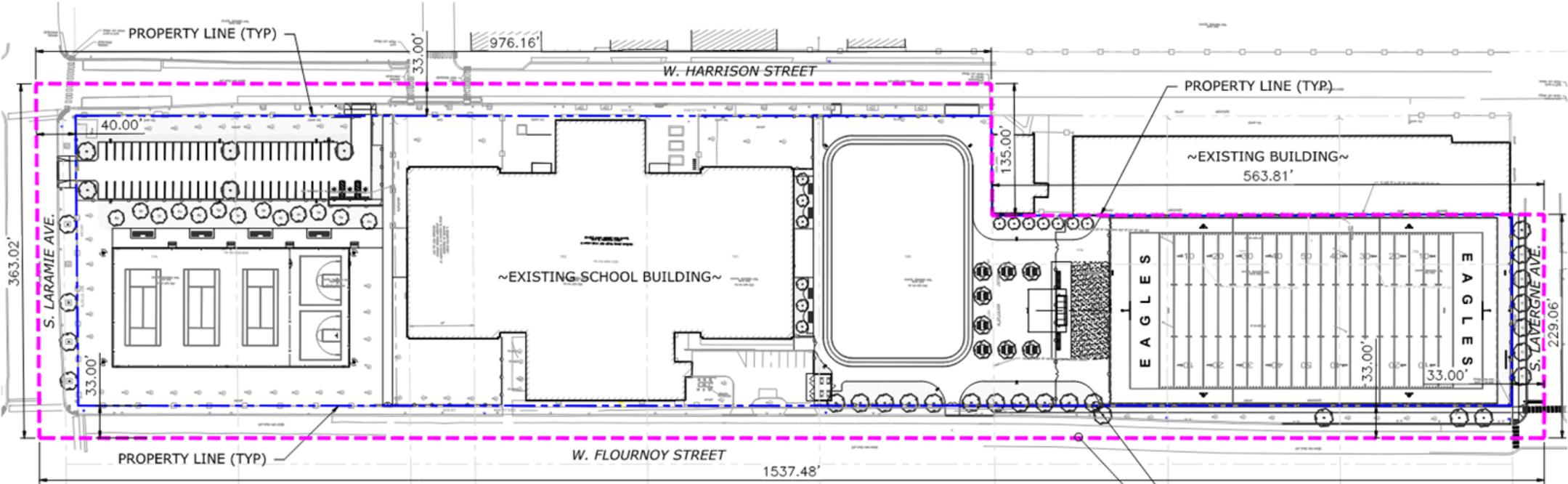
PD Boundary Plan

PD Boundary Areas

- Gross Site Area: 8.76 Acres
- Net site area: 11.08 Acres

LEGEND

- — — — — PROPERTY LINE
- - - - - PLANNED DEVELOPMENT BOUNDARY



NET SITE AREA: 381,443 SQ FT [8.76 ACRES]
 GROSS SITE AREA: 482,847 SQ FT [11.08 ACRES]

Existing Conditions



FACING EAST FROM EAST PARCEL



FACING WEST FROM EAST PARCEL



FACING NORTHWEST FROM EAST PARCEL



FACING EAST ALONG FLOURNOY

Existing Conditions



FACING WEST ALONG FLOURNOY



FACING NORTH AT EAST ELEVATION AND TENNIS COURTS



FACING WEST AT WEST SIDE TENNIS COURTS



FACING SOUTH AT EAST SIDE TENNIS COURTS

Existing Conditions



FACING SOUTH ALONG HARRISON



FACING SOUTH AT MAIN BUILDING ENTRY



FACING WEST ALONG HARRISON

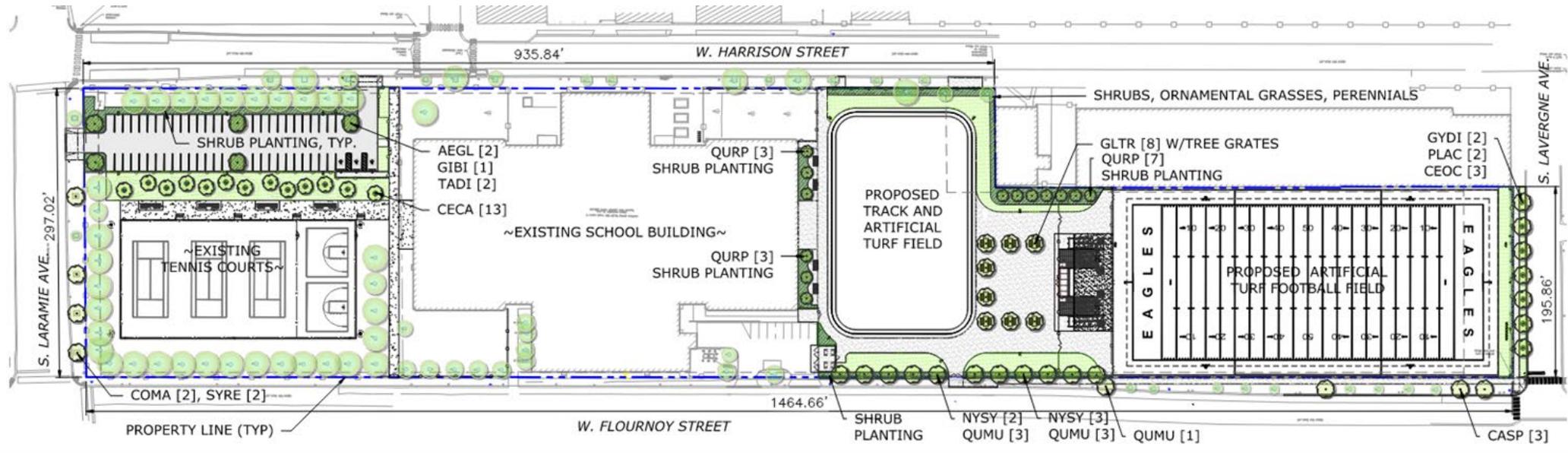


FACING SOUTH AT WEST ELEVATION

Project Summary

Campus Expansion Details

- Artificial turf football field for practice and non-varsity games
- Bleachers and press box for football field
- Artificial turf playfield and track
- 56-space parking lot with EV charger



Project Timeline & Outreach

Key Dates

-
- CPS IGA met with Alderman Taliaferro: 1/4/2022
- CPS Met with Chicago West Side NAACP Chapter: 2/10/2022
- CPS attended a Community Forum hosted at Michele Clark HS: 2/17/2022
- CPS met with Chicago West Side NAACP Chapter: 3/15/2022
- CPS attended the scope review meeting hosted at Michele Clark HS: 9/27/2022
- Introduced to City Council: 12/14/2022
- CPS IGA met with Alderman Taliaferro and received a Letter of Support: 2/27/2023
- Plan Commission: 04/20/2023
- Projected Substantial Completion of Construction: 12/2023

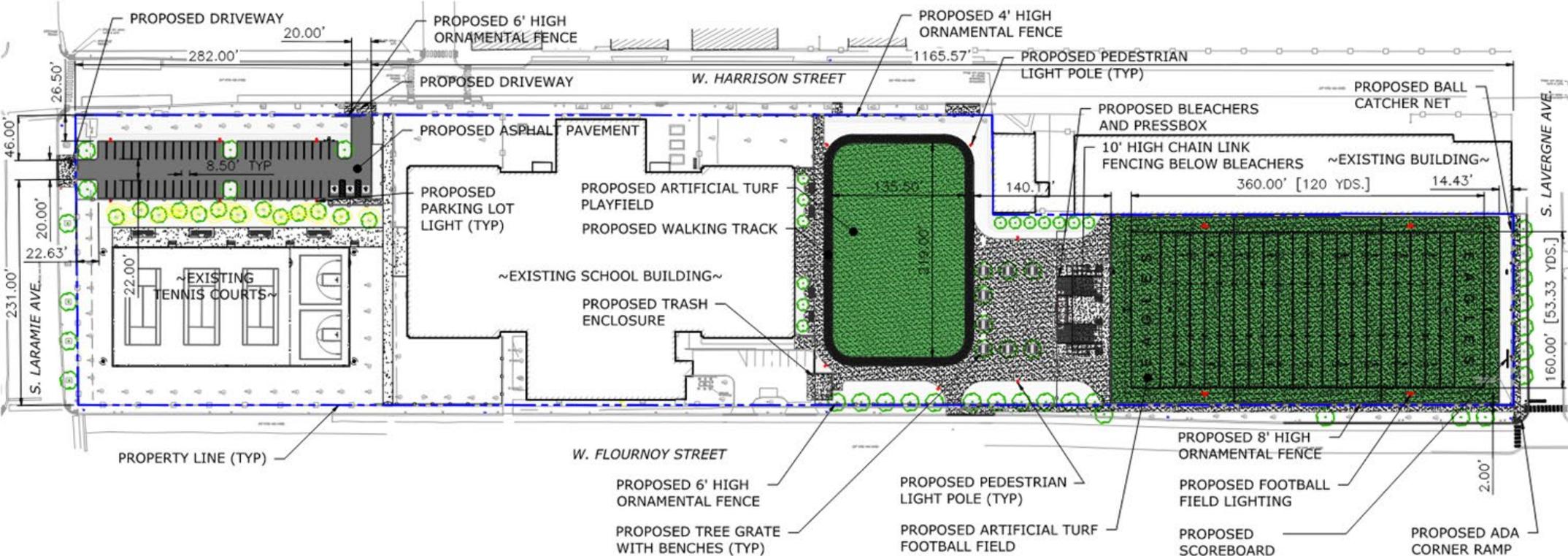
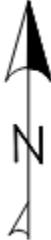
Site Plan

Proposed Improvements

- Artificial turf football and playfields
- Plaza space with landscaping and seating
- Right of way improvements
- New vehicular parking area

LEGEND

	PROPOSED CONCRETE PAVEMENT
	PROPOSED CONCRETE WALKWAY
	PROPOSED ASPHALT PAVEMENT
	PROPOSED ARTIFICIAL TURF FIELD

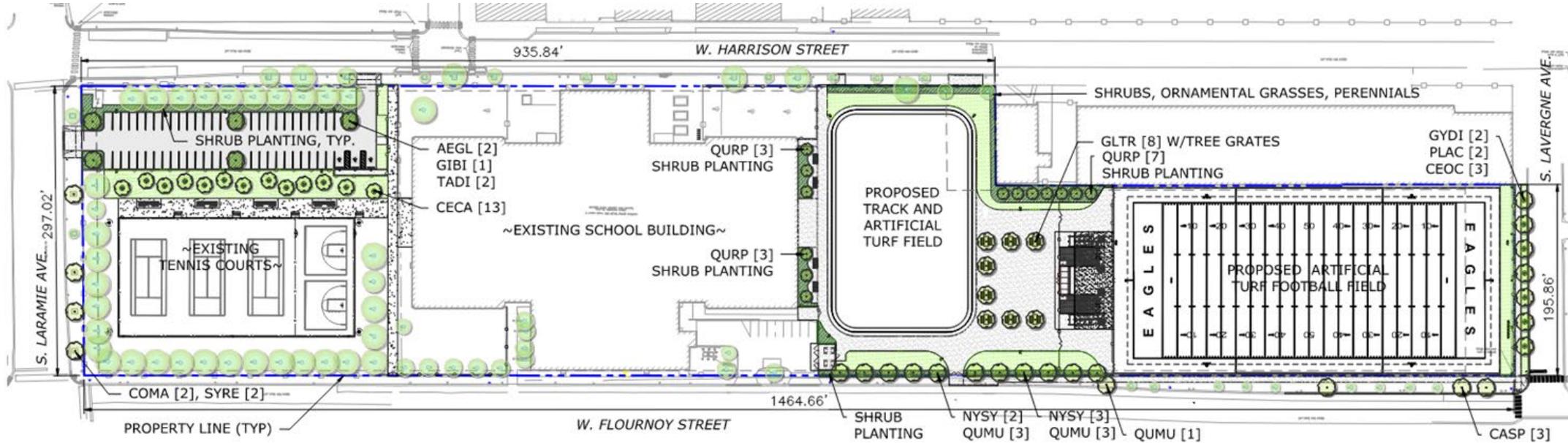


Landscape Plan

- 14 street trees
- 43 internal tree plantings
- 27,458 sf of internal landscape area

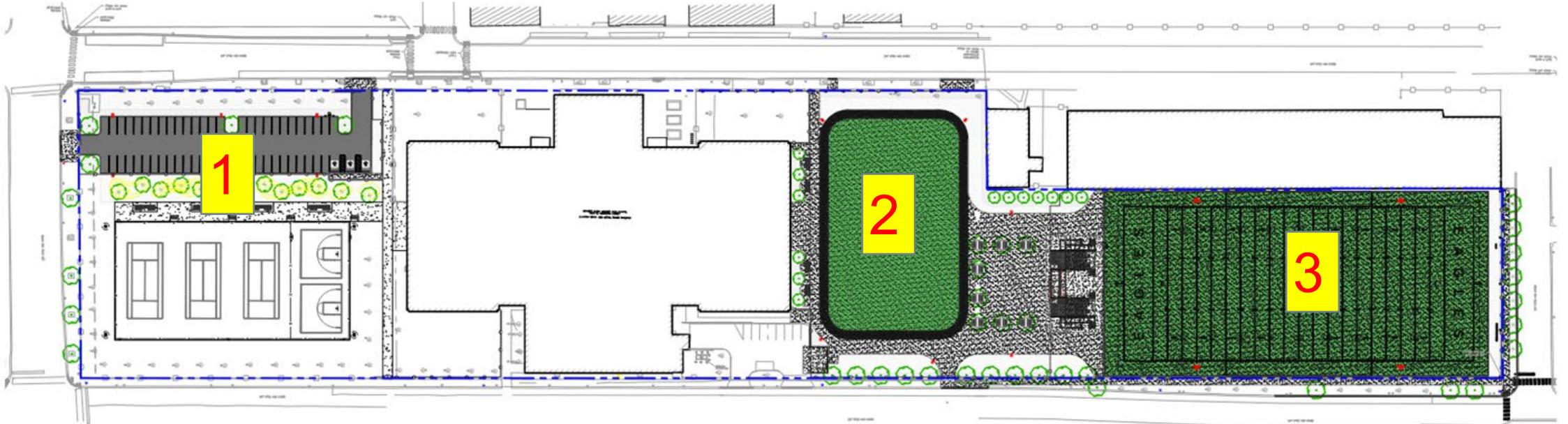
LEGEND

	EXISTING TREE TO REMAIN
	PROPOSED TREE
	PROPOSED PLANTING AREA
	PROPOSED TURF GRASS AREA



Stormwater Management

- The project is regulated for stormwater detention and includes three zones of stormwater management:
 1. Infiltration basin under western parking
 2. Infiltration basin under artificial turf playfield
 3. Infiltration basin under artificial turf football field



Economic & Community Benefits

Economic Benefits

- **Project budget:** \$16,000,000.00
- **Estimated construction employment:** TBD
- **Local hiring:** TBD

Minority- and Women-owned Business Enterprises

- Minimum of 30% Participation from Qualified Minority Business Enterprises
- Minimum of 7% Participation from Qualified Women Business Enterprises

DPD Recommendation

DPD Recommendation: Approve zoning map amendment to rezone the site from RT-4 Residential Two-Flat, Townhouse and Multi-Unit District and a M1-2 Limited Manufacturing/Business Park District to a B3-1 Community Shopping District and then to an Institutional Planned Development to facilitate the expansion of the Michele Clark High School campus and allow for construction of a new artificial turf football field, a 56-space parking lot, and a turf field with walking track.

After reviewing application materials and analyzing with respect to the factors addressed in previous slides, DPD recommends approval for the amendment for the following justifications:

- Encourages unified planning and development (17-8-0102)
- Promotes economically beneficial development patterns that are compatible with the character of existing neighborhoods. (17-8-0103)
- Reinforces desirable urban features found within the surrounding area; creates seamless or gradual transitions in bulk and scale when high-intensity development occurs in or near areas with a lower-intensity character (17-8-0906)

It is the recommendation of the Department of Planning and Development that the application for a zoning map amendment from the Chicago Board of Education be approved and recommended for passage to the City Council Committee on Zoning, Landmarks and Building Standards.